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white oak tree; thence (5) North $64^{\circ} 10' 13''$ East 51.63 feet to intersect the said seventh line of the deed from Harry M. Roderick and wife to The Maryland Title Guarantee Company, dated and recorded as foresaid; thence (6) Leaving said fence line, and running by and with the said seventh line of the aforesaid deed reversed, and as now surveyed by J. F. Brown and Assoc., Inc., South $55^{\circ} 30' 39''$ West 1,176.21 feet to the point of beginning, containing 0.422 acres of land more or less. The parcel conveyed hereby being also shown on a plat entitled "Land Claimed by Charles A. Little By Reason of Adverse Possession" made by J. F. Brown and Assoc., Inc., dated March 30, 1977 and recorded in Plat Book 15, Page 10, one of the Plat Records of Frederick County, Maryland.

Being part of the real estate which was conveyed to Bankers Trust Company, Trustee, and Baltimore Gas and Electric Company from Maryland Title Guarantee Company by deed dated November 17, 1971 and recorded in Book 865, Page 171, one of the Land Records of Frederick County.

RESERVING, HOWEVER, to the Grantor, its successors and assigns, the right to cut, trim, and remove any trees and brush on the parcel of land hereby conveyed which might in the judgment of the Grantor, or its successors or assigns be liable to interfere with or fall upon any of the facilities of the Grantor, or its successors or assigns, located on any adjacent parcel of land.

The said Trustee joins in this Quitclaim Deed and Partial Release of Mortgage for the sole purpose of releasing said parcel of land herein conveyed free from the operation and effect of the aforesaid Deed of Trust, retaining the lien of its said Deed of Trust on all other property described therein not heretofore released and not included herein.

The said Bankers Trust Company, Trustee, under the Deed of Trust hereinbefore referred to, does hereby constitute and appoint William E. Colburn to be its attorney to acknowledge these presents before any person competent by the Laws of Maryland to take and certify such acknowledgment.

IN WITNESS WHEREOF, the Grantor and Trustee have caused this Quitclaim Deed and Partial Release of Mortgage to be duly executed the day and year first above written.